

# Owner-User Office or Retail Opportunity

7060 SW BEVELAND STREET, TIGARD, OR 97223



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FOR SALE  
& LEASE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE & LEASE

7060 Southwest Beveland Street, Tigard, OR 97223



Main Building - Exterior



Main Building - Interior

## PROPERTY DESCRIPTION

Excellent owner-user opportunity for office or retail users. The property features a renovated office building in the front, plus a detached unit behind the main building that can be used for residential or office uses. There is also a shop in the back of the property attached to the rear unit.

## PROPERTY HIGHLIGHTS

- Freestanding office building
- Off-street parking
- Less than 1 minute for I-5 and 217

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	217	780	3,659
Total Population	447	1,886	8,676
Average HH Income	\$70,131	\$118,003	\$116,314

## OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$24.00 SF/yr (NNN)
Total Building Area:	3,067 SF
Available SF:	938 - 3,067 SF
Lot Size:	29,621 SF
Main Building:	2,129 SF
Rear Unit:	938 SF



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Main Building - Interior



Rear Unit - Exterior



Rear Unit - Interior



Main Building - Interior



Rear Unit - Interior



Rear Unit - Interior



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### LOCATION OVERVIEW

Located in the Tigard Triangle, less than 1 minute from I-5 and Highway 217.

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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